

MINUTES OF THE OCTOBER 7, 2009 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
OCTOBER 6, 2009

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 5:00 p.m.

MEMBERS PRESENT

Wendy LeSueur – Vice Chair
Tom Bottomley
Craig Boswell
Greg Lambright

MEMBERS ABSENT

Tim Nielsen (excused)
Dan Maldonado (excused)
Delight Clark (excused)

OTHERS PRESENT

Lesley Davis
Debbie Archuleta
John Wesley
Gordon Sheffield
Gordon Haws
Mike James
Mark Rowley
Tom Stincic
Michelle McCroskey
Mark Wavering
Haley Farris
Dan Brock
Boyd Thacker
Richard Dyer

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A. Call to Order:

Vice Chair Wendy LeSueur called the meeting to order at 5:09 p.m.

B. Approval of the Minutes of the September 2, 2009 Meeting:

On a motion by Craig Boswell seconded by Tom Bottomley the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

D. Design Review Cases:

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CASE #: DR09-18 Red Mt. Freeway Park and Ride

LOCATION/ADDRESS: 2831 N. Gilbert Road, located at the northeast corner of Gilbert Road and McDowell Road

REQUEST: Approval of the Red Mountain Freeway Park & Ride facility

COUNCIL DISTRICT: District 1

OWNER: City of Mesa

APPLICANT: City of Mesa

ARCHITECT: DWL Architects

STAFF PLANNER: Wahid Alam, AICP

REQUEST: Approval of a 3.50 acre park and ride site with a 210 sq. ft. accessory building.

SUMMARY: Gordon Hawes and Mark Waverling represented the case. Mr. Waverling explained this was a typical park and ride with a bus platform, except for the equestrian area to the north. Gordon Hawes of the City Engineering Department explained they proposed to start in May or June and complete the project by the end of 2010. The split rail fencing along Gilbert and on McDowell was intended to tie in with the existing fencing along Gilbert. The project would have parking 220 spaces. There will be a 10' wall along the north property line. Mr. Hawes explained the neighbors had requested the 10' height for security reasons. The equestrian area is for the neighborhood. It also separates the bus route from the neighbors. The building would have a restroom for drivers only. It will also house electrical equipment, a drinking fountain, and vending machines. There will be closed circuit TV for observation.

Tom Stincic, an adjacent neighbor then spoke. Mr. Stincic stated he lives directly north of the project. He stated the wall was key and that he initially wanted a 12' high wall. He wanted the wall constructed along the entire north property line. He also wanted the wall constructed in the first phase. He wanted the lights to face away from the neighbors. He did not want the drinking fountain because people already stop there on their way to the river and to Payson.

Mark Rowley another neighbor who resides on the north side of Oasis then spoke. Mr. Rowley did not want bus pull outs along the north edge of the site, he wanted them on Gilbert Road. Mr. Hawes then clarified that the idling busses would be along Gilbert, the busses along the north side of the parking area would be for loading passengers. He then stated that a neighbor, Ms. Cole, had asked him to find out if the 10' wall would be built so the power poles would be accessible from the City property and not from her property. Mr. Hawes stated the intent was to work with neighbors to remove the existing walls and replace them with the 10' wall, which would be constructed on the property line. Mr. Rowley also questioned whether there would be enough room for horse trailers to turn around on the equestrian area. Mr. Waverling stated the turn around area was larger than originally proposed. He also stated there would be berms, hitching posts and tables. Mr. Rowley wanted the wall 10' from Gilbert Road so the horses won't have to go onto Gilbert. Mr. Waverling stated the trail matches what is existing along Gilbert; however MCDOT has a parcel just north of this project that does not have the trail.

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Michelle McCroskey, an area neighbor spoke, she was concerned that there not be any cactus, oleanders, or other thorny plants in the equestrian area. She was opposed to the vending machines. She understood the need for a water fountain in the Arizona heat. She wanted the block wall and the wall color to mirror the one on Gilbert Road. She did not think the wall they were proposing matched the wall on Gilbert. Vice Chair Wendy LeSueur stated she thought the Gilbert Road wall was bright and very unattractive. She suggested using a wall that was muted and blended in. Ms. McCroskey wanted to know what would happen to the remainder of the ADOT area that was not in the project. Halley Farris then spoke regarding the landscape plans. She stated there would not be anything thorny in the equestrian area. She stated the Golden Barrel was being used by the bus platform. She stated they could pull the Aloe and Hesperaloe back farther. She stated the northeast area that is not part of this project would be $\frac{1}{4}$ " minus decomposed granite 1" deep, which would be used for dust control. Ms. McCroskey then thanked City staff for working with the neighbors.

Mr. Hawes stated the vending machines would be for the bus drivers as well as the riders. He stated the vending machines can be locked after hours. He also stated there would be no lighting in the equestrian areas, and the lighting in the parking areas would be faced away from neighbors. This site was not intended for overnight parking. The site would be posted for no overnight parking and the Police Department had agreed to patrol the area.

Mike James of the City Transportation Department then spoke. He stated he appreciated the input from the neighbors. He explained the site would be served by express busses that will come from a future Park and Ride on Power Road, as well as busses on Gilbert Road. Only the Gilbert Road busses will lay over for 10 to 15 minutes. He stated they should not need room for 2 busses. The drinking fountain was needed as a safety station to cool down passengers. He stated the vending machines are a nice amenity; however, if the neighbors are adamant they don't have to have them.

Vice Chair Wendy LeSueur then read comments sent in by Boardmember Dan Maldonado. Mr. Maldonado wondered if the masonry piers on the sign should match the building pattern. He also suggested that until the future car canopies are put up trees be used to provide shade. He suggested using landscape diamonds with a permeable asphalt surface adjacent to the diamonds so the trees have a better chance of surviving. Ms. Farris responded that trees don't do well in parking diamonds and the cost of the irrigation, diamonds, and permeable surface would be cost prohibitive when they will all be removed in the future when the parking canopies are installed.

Boardmember Tom Bottomley confirmed the park and ride would be open from 5:00 a.m. to 11:00 p.m. He also confirmed that cars left over night would be tagged and then towed away the next day. Mr. Bottomley thought the 10' wall was too textured, he suggested that only the pilasters be textured. Or possibly, the wall sections but not the pilasters. He complimented the plant palette. He appreciated the concessions for the horses. He suggested the screening for the vending machines be used to lock down the drinking fountain also. He thought the shade element seemed weak, and too thin. Could it be 8" or maybe the taller elements could be thicker and leave the lower elements as proposed. He thought the wing wall should be thicker.

Boardmember Greg Lambright confirmed the storm water retention would be along the northeast portion of the site and along McDowell. He was concerned with maintenance

issues for the trash collection. Mr. James stated the same company that serves the bus

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stops throughout the City would serve this site. He thought they would pick up the trash weekly. Boardmember Lambright thought the 10' wall was hideous. He thought the wall should complement the building. Mr. Hawes stated they would work with staff and the neighbors to come up with a new wall design. Boardmember Lambright suggested sandblasted masonry similar to Banner Gateway Hospital at US60 and Higley.

Boardmember Craig Boswell questioned where people sit while waiting for the busses. Mr. Hawes stated they will be using typical 3-sided bus shelters, and additional benches, which are under trees for shade.

Vice Chair Wendy LeSueur was concerned the structures don't go with the building. She confirmed the benches would be broken up with arm rests, which would make it difficult for anyone to sleep on them. She wondered if the structures could be redesigned to better match the building. She was concerned that the British Ruellia would not be properly maintained. She stated they can look awful if they are over trimmed. She suggested an alternative specie.

MOTION: It was moved by Greg Lambright and seconded by Tom Bottomley that DR09-18 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division.
 - a. **Thick the shade element to 8".**
 - b. **Building design to have more shading and massing. Provide a thicker return on the fin wall for more mass.**
 - c. **Use polycarbonate not glass**
 - d. **The 10' screen wall to match building material and must be constructed with the initial phase of development.**
 - e. **Sign to match building material.**
 - f. **Lights to be fully shielded from neighbors.**
 - g. **Locate thorny plants away from the equestrian areas.**
 - h. **Provide 2" of decomposed granite for the area northeast of the park and ride lot.**
 - i. **Replace the British Ruellia with a plant that can be easily maintained.**
 - j. **Work with Design Review staff to modify the bus shelters to be more compatible with the building.**
 - k. **No metal hipped roof on the bus shelters.**
2. Compliance with all City development codes and regulations.
3. Compliance with Zoning Hearing case ZA09-40.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.

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7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

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E. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

DR09-16 58th Street & Main. Fire Station 220. A 13,705 sq. ft. City of Mesa Fire Station on 2.34 acres. (Council District 5)

Dan Brock and Boyd Thacker represented the appeal. Mr. Brock explained that they were appealing Board conditions 1b and 1d regarding revisions to the north elevation and replacing the hipped element on the south elevation. Mr. Brock stated that although the north elevation faces Main Street it is an SES room. They wanted to keep the steel beam hipped element because it draws your attention to the main entry. They suggested repeating the hipped trellis on the east elevation to shade the windows and tie in with the element on the south.

Boardmember Craig Boswell confirmed they want to leave what they had originally presented. Mr. Boswell stated his main concern was the north elevation. He stated you won't be able to see the pyramids.

Vice Chair Wendy LeSueur stated that the design of fire departments over the last 10 to 15 years has become very creative, this fire station is very dated and seems to be missing something. She thought the "pyramids" detract from the entrance and look residential. She thought the building should have natural light so it won't need so much electricity. The building is predictable, and there is a lot of detail lacking from the design. The pyramids cover up the building. The elements fight each other.

Boardmember Tom Bottomley stated the gable design was intended to bring some of the design from the east elevation to the north. The intent was to have concrete block on either side wide a truss element and a steel element to carry the line; not just to have a gable end. The pyramids are dated. There must be a better way to address this. No hipped trellis on the south elevation.

Boardmember Greg Lambright stated the design is really dated. He suggested patterns in the brick to break up the plains. He did not understand the pyramids in front of the main entry. He suggested pulling the entry out and making that the element. Fatten up the fascia and modernize it.

MOTION: It was moved by Greg Lambright and seconded by Tom Bottomley that DR09-16 appeal be continued to October 21, 2009 at 12:00 p.m.

The applicants are to look at;
providing detailing at the entry element, possibly pulling it out toward the street
Brick detailing
Accentuating the parapet walls
Eliminating the pyramids
Modernize the colors of the materials

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F. Discuss and give direction to City staff on possible changes to the role of the Design Review Board:

Planning Director John Wesley explained that staff will be discussing changes to the Boards at the City Council study session October 8, 2009. He stated staff is now proposing continuing the work session instead of hiring consultant architects; then staff would work with applicants on the revisions. The projects would only go back to the Board if the applicant did not agree with staff on their revisions.

Boardmember Tom Bottomley thought the Board should spend more time on each case at the work sessions, if it would be the only time they saw the projects.

Boardmember Greg Lambright was concerned that citizens be allowed to have input.

Boardmember Bottomley asked if the Board could set conditions.

Greg Lambright thought the Board would need more background information up front. It was suggested applicants should provide more descriptive project narratives and color elevations.

The Board did not want the work sessions to be in the Gold Room anymore.

Mr. Wesley stated staff still wants the Board to be involved in establishing area plans and landscape themes.

Boardmember Lambright thought the City needed to create an urban area. Anything you can do to expedite it.

Boardmember Wendy LeSueur agreed the City needs to raise the standard of design.

Boardmember Lambright thought the City needs to set the example to show that you can do something right.

G. Other business:

None

H. Adjournment:

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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